

00559441/EC



**IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**

KEYBANK NATIONAL ASSOCIATION,  
its successors in interest and/or assigns

vs.

YUMUN CHOY aka YU M. CHOY aka YU  
MUN CHOY; KRISTA CHOY aka YEE  
LAI KAN aka YEE L. KAN; OCCUPANTS  
OF THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 16-2-06903-7 SEA

JUDGMENT RENDERED ON	3/27/2017
ORDER OF SALE ISSUED:	7/14/2017
DATE OF LEVY:	7/31/2017

TO: YUMUN CHOY aka YU M. CHOY aka YU MUN CHOY; KRISTA CHOY aka YEE LAI KAN aka YEE L. KAN; OCCUPANTS OF THE PREMISES, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**27105 HAKE ROAD SW VASHON ISLAND, WA 98070**

A PARCEL OF LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF KING, WITH A STREET LOCATION ADDRESS OF 27105 HAKE RD SW; VASHON, WA 98070-8914 CURRENTLY OWNED BY YU M CHOY AND YEE L KAN HAVING A TAX IDENTIFICATION NUMBER 302203-9097 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 200505271916 DATED 5/25/2005 AND FURTHER DESCRIBED AS 302203 97 POR OF N 60 FT OF S 307 FT OF GL 4 WLY OF MANZANITA RD.

MORE ACCURATELY DESCRIBED AS:

THAT PORTION OF THE NORTH 60 FEET OF THE SOUTH 307 FEET OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 22 NORTH, RANGE 3 EAST. W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF MANZANITA ROAD; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO.: 302203-9097.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: SEPTEMBER 15, 2017**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$122,424.07** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
SUITE 300  
BELLEVUE, WA 98006  
425-586-1970